



Concept Masterplan Legend

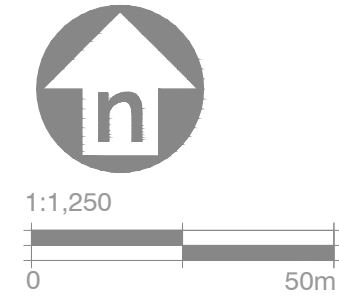
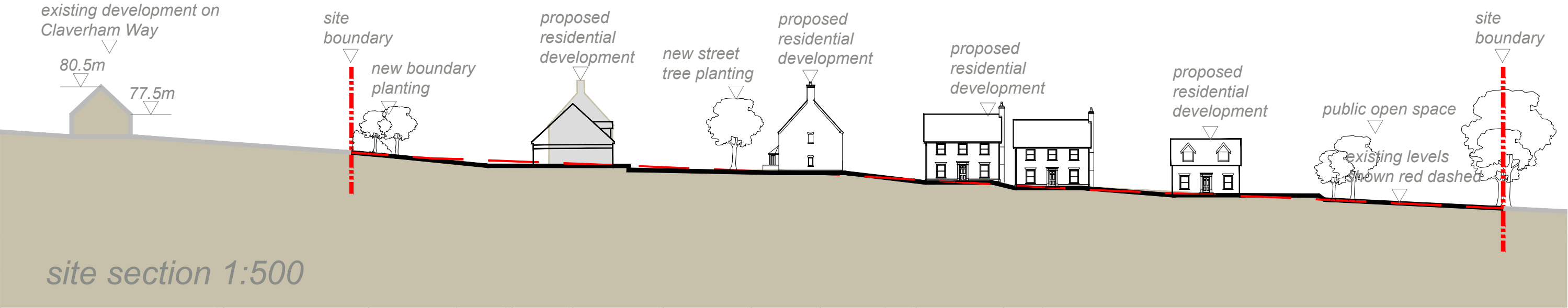
- Development Boundary
- Potential access - all modes
- Potential access - pedestrian / cycle
- Potential emergency only link
- Proposed new Pedestrian routes
- Existing built-up area
- Existing trees retained
- Proposed amenity tree planting
- potential attenuation area
- fps potential foul water pumping station
- existing bus stop locations
- LAP (play area)
- Public Open Space
- Shared private drives / pedestrian areas
- single storey development
- 1.5 storey development
- 2 storey development

Concept Masterplan

- Access to the site from Tollgates for vehicles and pedestrians;
- Green landscape corridor along the eastern edge to the development that provides informal POS and walking routes and incorporating new attenuation features;
- Existing hedges and trees retained to boundaries and supplemented by new structural boundary planting along the east and western boundaries. Proposed community orchard planting along northern boundary to existing gardens.
- Linked POS network with circular walking routes, play and informal open space areas.
- The entire site is within a 400m walk of an existing community bus stop on Tollgates;
- Buildings address POS with shared space / private drive frontage to promote quiet streets.
- All green spaces have frontages overlooking them to provide natural surveillance.
- Development with extended rear gardens adjoining the existing gardens to Claverham Way.
- Single and 1.5 storey development along the northern and north eastern boundary as indicated on the masterplan.
- Low density eastern edge to the development with varied roof heights and built form set within a landscape planting fringe.

Schedule of Masterplan areas:

| | |
|-------------------------------------|--------------|
| Gross red line area: | 3.7ha |
| Net Residential Development: | 2.2ha |
| (Indicative numbers) | 63 |
| Useable Public Open Space, | tba |
| Woodland, hedges and | |
| Strategic Open Space | tba |
| Attenuation Area | 0.1ha tba |



client:
Catesby Estates Limited
project:
Land off Claverham Way, Battle.
drawing title:
Concept Masterplan

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